

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

SEPTEMBER 7, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairman
Steven Evans, Vice-Chairman
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **August 10, 2006** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-15376 - TENTATIVE MAP - AHERN RENTALS - APPLICANT/OWNER: DON AND PAUL LLC** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 9.36 acres at 1909 and 1915 West Bonanza Road (APNs 139-28-401-002, 003, 024, 025 and 139-28-411-001), C-M (Commercial Industrial) Zone, Ward 5 (Weekly).
2. **TMP-15403 - TENTATIVE MAP - FOUNTAINS AT SMOKE RANCH - APPLICANT/OWNER: SUMMERLIN PARTNERS, LLC** - Request for a Tentative Map FOR A 464-UNIT CONDOMINIUM CONVERSION on 23 acres at 2300 Rock Springs Drive (APN 138-22-502-001, 002, and 138-602-001), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. **ZON-15410 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WHITE HILLS PARADISE, LLC** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.22 acres at 1909 Weldon Place (APN 162-03-312-007), Ward 3 (Reese).

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4. SUP-15214 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KEEN-TV - OWNER: DURANGO & ELKHORN, LLC - Request for a Special Use Permit FOR A 950 SQUARE FOOT TELEVISION STATION at 7175 North Durango Drive (APN 125-20-117-006 & 007), TC (Town Center) Zone, [UC-TC (Urban Center Mixed Use) Town Center Land Use designation], Ward 6 (Ross).
5. SUP-15282 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TVC 707, LLC - OWNER: WINEAUX, INC - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE-SALES LIQUOR STORE at 7220 Azure Drive, Suite 110 (APN 125-27-113-007), TC (Town Center) Zone, [GC-TC (General Commercial) Town Center Land Use designation], Ward 6 (Ross).
6. SUP-15364 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HENK AND DEBRA ROBINSON - Request for a Special Use Permit FOR A CONVERSION OF A NON-HABITABLE ACCESSORY STRUCTURE TO A HABITABLE ACCESSORY STRUCTURE at 6228 Dartle Street (APN 125-26-510-008), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).
7. SUP-15405 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GAMESTOP, INC - OWNER: THEODORE M. KRUGER - Request for a Special Use Permit FOR A SECONDHAND DEALER (COMPUTER GAMES) at 6250 West Charleston Boulevard, Suite 110 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
8. SDR-15313 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TIMOTHY C. REEVES - OWNER: PUBLIC STORAGE, INC - Request for a Site Development Plan Review FOR TWO ADDITIONAL PROPOSED MINI-STORAGE BUILDINGS TOTALING 26,510 SQUARE FEET on 3.89 acres at 1900 North Jones Boulevard (APN 138-23-702-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
9. VAC-15175 - VACATION - PUBLIC HEARING - APPLICANT: COMMUNITY DEVELOPMENT PROGRAM CENTERS OF NEVADA - OWNER: HOUSING AUTHORITY CITY OF LAS VEGAS - Petition to Vacate Public Sewer Easements generally located east of the intersection of Searles Avenue and Eastern Avenue, Ward 3 (Reese).

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10. VAC-15212 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RICHARD EHRLICH
- Petition to Vacate Public Utility Easements generally located south of the intersection of Vegas Green Trail and East Van Buren Avenue, Ward 3 (Reese).

11. VAC-15392 - VACATION - PUBLIC HEARING - APPLICANT: CARTER & BURGESS - OWNER: GREYSTONE NEVADA LLC - Petition to Vacate a Public Drainage Easement generally located east of the Puli Road alignment between West Lone Mountain Road and Peaceful Dawn Avenue, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

12. ABEYANCE - MSH-13509 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to reclassify Industrial Road from an 80-foot Secondary Collector to a 100-foot Primary Arterial between Wyoming Avenue and Sahara Avenue; to reclassify Western Avenue from a 60-foot Minor Collector to a 80-foot Secondary Collector between Charleston Boulevard and Sahara Avenue; to add the Martin Luther King Boulevard/Industrial Road flyover as a Primary Arterial with Limited Access; to reclassify Bearden Drive from a 60-foot Minor Collector to a 80-foot Secondary Collector between Shadow Lane and Martin Luther King Boulevard; to reclassify Shadow Lane from a 60-foot Minor Collector to a 80-foot Secondary Collector from Alta Drive to Charleston Boulevard and to add Grand Montecito Parkway as a 90-foot Primary Arterial from Centennial Parkway to Durango Drive, Wards 1 (Tarkanian), 3 (Reese), 5 (Weekly) and 6 (Ross).

13. ABEYANCE - GPA-14304 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), Ward 6 (Ross).

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14. ABEYANCE - ZON-14308 - REZONING RELATED TO GPA-14304 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), Ward 6 (Ross).
15. ABEYANCE - VAR-14309 - VARIANCE RELATED TO GPA-14304 AND ZON-14308 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET IN THE SIDE YARD AREA AND 23 FEET IN THE REAR YARD WHERE 87 FEET IS THE MINIMUM SETBACK REQUIRED on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
16. ABEYANCE - SDR-14306 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14304, ZON-14308 AND VAR-14309 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
17. ABEYANCE - GPA-14325 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request to amend the Downtown Redevelopment Area Land Use Plan FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 1.33 acres at 700, 708, 712, 714 and 716 South 10th Street and 715 and 717 South 9th Street (APNs 139-34-810-101 through 105, 074 and 075), Ward 5 (Weekly).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE)
18. ABEYANCE - ZON-14338 - REZONING RELATED TO GPA-14325 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: FIRST STREET PROPERTIES, LLC - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at 700, 708 and 712 South 10th Street (APNs 139-34-810-101 through 103), Ward 5 (Weekly).
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19. ABEYANCE - VAR-14342 - VARIANCE RELATED TO GPA-14325 AND ZON-14338 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW NO STEPBACK BEYOND THE BUILDING SETBACK LINE WHERE A 1:1 STEPBACK TO HEIGHT RATIO IS REQUIRED ALONG A STREET CLASSIFIED AS COLLECTOR OR LARGER IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).
20. ABEYANCE - VAR-14345 - VARIANCE RELATED TO GPA-14325, ZON-14338, AND VAR-14342 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE)
21. ABEYANCE - VAR-14347 - VARIANCE RELATED TO GPA-14325, ZON-14338, VAR-14342, AND VAR-14345 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW 624 PARKING SPACES WHERE 635 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE)
22. ABEYANCE - SUP-14339 - SPECIAL USE PERMIT RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-14345, AND VAR-14347 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
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23. ABEYANCE - VAC-12884 - VACATION - PUBLIC HEARING - APPLICANT: STEVE GREGORY - OWNER: CASINO CENTER PROPERTIES, LLC. - Petition to Vacate public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 5 (Weekly).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).
24. ABEYANCE - SDR-14349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-134345, VAR-14347 AND SUP-14339 - PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 350 RESIDENTIAL CONDOMINIUM UNITS AND 18,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN ONE 14-STORY AND ONE 17-STORY BUILDING, AND A WAIVER OF THE RESIDENTIAL ADJACENCY REQUIREMENTS on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).
25. ABEYANCE - ZON-13837 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), Ward 5 (Weekly).
26. ABEYANCE - VAR-14320 - VARIANCE RELATED ZON-13837 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - Request for a Variance TO ALLOW A SETBACK OF 73 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM 84-FOOT SETBACK, AND TO ALLOW A ZERO-FOOT SIDE YARD BUILDING SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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27. **VAR-16049 - VARIANCE RELATED TO ZON-13837 AND VAR-14320 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Variance TO ALLOW A PROPOSED 10-FOOT HIGH BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
28. **ABEYANCE - SUP-13836 - SPECIAL USE PERMIT RELATED ZON-13837 AND VAR-14320 AND VAR-16049 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
29. **ABEYANCE - SUP-14324 - SPECIAL USE PERMIT RELATED TO ZON-13837, VAR-14320, VAR-16049 AND SUP-13836 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Special Use Permit FOR A TRUCK RENTAL ESTABLISHMENT on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
30. **ABEYANCE - SUP-14329 - SPECIAL USE PERMIT RELATED ZON-13837, VAR-14320, VAR-16049, SUP-13836 AND SUP-14324 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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31. **ABEYANCE - SDR-13833 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13837, VAR-14320, VAR, 16049, SUP-13836, SUP-14324, AND SUP-14329 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED RENTAL STORE WITH OUTSIDE STORAGE; A 99,000 SQUARE-FOOT COVERED STORAGE AREA; A 21,600 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR; A 25,200 SQUARE-FOOT HARDWARE STORE AND WAIVERS OF PERIMETER LANDSCAPE BUFFER AND WALL DESIGN REQUIREMENTS on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
32. **ABEYANCE - ZON-13854 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), Ward 6 (Ross).
33. **ABEYANCE - VAR-13853 - VARIANCE RELATED TO ZON-13854 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 35,293 SQUARE FEET ARE REQUIRED FOR A 49 LOT RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
34. **ABEYANCE - VAC-13850 - VACATION RELATED TO ZON-13854 AND VAR-13853 - APPLICANT/OWNER: WILLIAM LYON HOMES** - Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross).

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35. ABEYANCE - SDR-13852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13854, VAR-13853 AND VAC-13850 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a Site Development Plan Review FOR A 49-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
36. ABEYANCE - VAR-14313 - VARIANCE - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA OWNER: MAX JONES PROFESSIONAL PLAZA - Request for a Variance TO ALLOW A PROPOSED 21,551 SQUARE-FOOT TWO-STORY OFFICE BUILDING TO HAVE A SETBACK OF 53 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian).
37. ABEYANCE - SDR-14311 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-14313 - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA OWNER: MAX JONES PROFESSIONAL PLAZA - Request for a Site Development Plan Review FOR A PROPOSED 21,551 SQUARE-FOOT TWO-STORY OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian).
38. ABEYANCE - VAR-15021 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. AND DENISE L. MAZUR - Request for a Variance TO ALLOW THE FLOOR AREA OF A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 86 PERCENT OF THE PRINCIPAL DWELLING UNIT WHERE 50 PERCENT IS THE MAXIMUM AREA ALLOWED on 0.47 acres at 6230 Corbett Street (APN 125-26-703-016), R-E (Residence Estates) Zone, Ward 6 (Ross).
39. ABEYANCE - SUP-15019 - SPECIAL USE PERMIT RELATED TO VAR-15021 - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. AND DENISE L. MAZUR - Request for a Special Use Permit FOR A PROPOSED 1,520 SQUARE-FOOT NON-HABITABLE ACCESSORY STRUCTURE at 6230 Corbett Street (APN 125-26-703-016), R-E (Residence Estates) Zone, Ward 6 (Ross).

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40. ABEYANCE - RESCIND PREVIOUS ACTION - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
41. ABEYANCE - RECONSIDER - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
42. ABEYANCE - SUP-14377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBOX II - APPLICANT: DOS COMPADRES, INC OWNER: MARIANA'S ENTERPRISES - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED IN AN EXISTING SUPERMARKET; A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND A WAIVER OF THE 1,000 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 3631 West Sahara Avenue (APN 162-08-101-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
43. ABEYANCE - RENOTIFICATION - SUP-14692 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPEEDY CASH INC. - OWNER: KMC II, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED; A WAIVER OF THE 200-FOOT SEPARATION DISTANCE FROM A PARCEL ZONED FOR A RESIDENTIAL USE AND A WAIVER OF THE 1000-FOOT SEPARATION DISTANCE FROM ANOTHER FINANCIAL INSTITUTION at 4343 North Rancho Drive, Suite #150 (APN 138-02-701-004), C-2 (General Commercial) Zone, Ward 6 (Ross).
NOTE: THE APPLICATION HAS BEEN AMENDED FROM A PROPOSED FINANCIAL INSTITUTION, SPECIFIED TO A PROPOSED AUTO TITLE LOAN BUSINESS. THE APPLICANT HAS BEEN CHANGED FROM SPEEDY CASH, INC. TO FMMR DBA RAPID CASH.

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44. ABEYANCE - SUP-15023 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED; WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED; WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE; AND A WAIVER OF THE 1,500 SQUARE-FOOT MINIMUM SIZE REQUIREMENT at 633 North Decatur Boulevard, Suite G (APN 138-25-713-223), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
45. ABEYANCE - SDR-15042 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KEEP MEMORY ALIVE FOUNDATION - OWNER: CITY PARKWAY V, INC. - Request for a Site Development Plan Review FOR A PROPOSED 62,616 COMMERCIAL DEVELOPMENT CONSISTING OF A MEDICAL RESEARCH AND TREATMENT BUILDING, MUSEUM AND ACTIVITIES CENTER, AND WAIVERS OF THE PARKWAY CENTER BUILD-TO-LINE REQUIREMENT AND EXTERIOR MATERIALS REQUIREMENTS on 1.9 acres at 22 South Grand Central Parkway (a portion of APN 139-34-110-003), PD (Planned Development) Zone, Ward 5 (Weekly).
46. ZON 15371 - REZONING - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), Ward 3 (Reese).
47. VAR-15373 - VARIANCE RELATED TO ZON-15371 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Variance TO ALLOW A 2 FOOT SIDE YARD SETBACK WHERE A RESIDENTIAL ADJACENCY SETBACK OF 79 FEET 6 INCHES IS REQUIRED, A 3 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND 5 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024, 025). Ward 3 (Reese).

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48. **SDR-15375 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-15371 AND VAR-15373 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL.** - Request for a Site Development Plan review and a waiver of Perimeter Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 3 (Reese).
49. **ZON-15411 - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE ZAMORA** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 1148 South Maryland Parkway (APN 162-03-514-021), Ward 3 (Reese).
50. **SDR-15409 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-15411- PUBLIC HEARING - APPLICANT/OWNER: MICHELLE ZAMORA** - Request for a Site Development Plan Review FOR A CONVERSION OF A 1,051 SQUARE FOOT RESIDENCE TO AN OFFICE BUILDING AND A WAIVER OF THE LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 1148 South Maryland Parkway (APN 162-03-514-021), PROPOSED: P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
51. **SUP-15382 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN RESORTS LLC** - Request for a Special Use Permit for A PROPOSED EXPANSION OF AN EXISTING NON-RESTRICTED GAMING FACILITY on 3.03 acres on the southwest corner of Stewart Avenue and Fourth Street (APN 139-34-510-017, 019 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).
52. **SDR-15380 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-15382 - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN RESORTS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 16,000 SQUARE FOOT EXPANSION OF AN EXISTING NON-RESTRICTED GAMING FACILITY AND WAIVERS OF THE DOWNTOWN DESIGN STANDARDS RELATED TO SIDEWALK WIDTH AND REFLECTIVE GLASS on 3.03 acres on the southwest corner of Stewart Avenue and Fourth Street (APN 139-34-510-017, 019 & 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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53. SUP-15347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM OTHER FINANCIAL INSTITUTIONS, SPECIFIED at 7591 Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
54. SUP-15404 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QC FINANCIAL SERVICES - OWNER: JOOJ INVESTMENT LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVER FROM THE 1000 FOOT SEPARATION REQUIREMENT FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED at 6433 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
55. SUP-15413 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN CERVIN - OWNER: MARK ORCHARD - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) on 0.37 acres at 1515 Industrial Road (APN 162-04-608-005), M (Industrial) Zone, Ward 3 (Reese).
56. SUP-15440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOWARD BOCK - OWNER: CHETAK DEVELOPMENT CORPORATION - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP WITH WAIVERS OF THE MINIMUM DISTANCE SEPARATION REQUIREMENTS FROM A RESIDENTIAL USE AND FROM A FINANCIAL INSTITUTION, SPECIFIED at 2230 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
57. SUP-15442 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BF TRUST - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 519 St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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58. SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC - Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres on the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and. 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

59. SDR-15357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL OWNER: SEA BREEZE VILLAGE II - Request for a Site Development Plan Review FOR A 5,000 SQUARE FOOT BANK on 7.76 acres on the northeast corner of Vegas Drive and Buffalo Drive (APN 138-22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

60. DIR-15794 -DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the Las Vegas Downtown Centennial Plan, Wards 3 (Reese) and 5 (Weekly).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.